



# Gillespie Field Development Council



**A Joint Powers Agreement Between the City of El Cajon and County of San Diego**  
*Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800*

Phyllis Trombi  
*Chairwoman*

Cliff Leary  
*Councilman*

Bob Parker  
*Vice Chairman*

Ramzi Murad  
*Councilman*

Barry Bardack  
*Councilman*

**MINUTES OF November 18, 2009**  
**DRAFT – SUBJECT TO GFDC**  
**APPROVAL January 19, 2010**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Phyllis Trombi	Peter Drinkwater
Bob Parker	Roger Griffiths
Ramzi Murad	Lee Ann Lardy
Barry Bardack	Kathleen Bute
Cliff Leary	Dave Turosak
	Sarah Solis

\*For others present, sign-in sheet is available in the Administration Building office.

*\*Due to technical difficulties, the order of the agenda was rearranged.*

1. ROLL CALL

Chairwoman Trombi called the meeting to order at 6:15 p.m.

2. APPROVAL OF MINUTES

Mr. Bardack made a motion that the minutes of October 20, 2009 be approved.  
Mr. Leary seconded the motion, which passed unanimously.

3. (4.) CHAIRWOMAN'S REPORT

Chairwoman Trombi requested reappointment by Supervisor Jacob to the Council for another four year term.

4. (8.) AIRPORT MANAGER UPDATE

Mr. Griffiths stated there were a total of 17,146 operations in October and two noise complaints. He stated that construction on Delta 1 and Charlie 2 between runway 27R and 27L will begin during the first week of December.

5. (7.) AIRPORTS DIRECTOR UPDATE

Mr. Drinkwater spoke about the Grand Opening of the new Scandinavian Aviation Academy hangar and school. He asked Mr. Griffiths to brief on the SAFECON flying competition. Mr. Griffiths stated the event was attended by about 100 students; there were navigation, IFR, message drop and precision landing events.

6. (3.) AIRPORTS FINANCIAL PRESENTATION

Ms. Bute gave a presentation regarding permitted uses of airport revenue, the revenue use policy, revenue surpluses and Fiscal Year 08/09 Airport Enterprise Fund (AEF) budget, actual costs and capital projects.

The Council asked questions regarding self sufficiency; the current fund balance; costs of specific projects; salaries and benefits; and possible AEF surpluses. The Council asked for a presentation in February regarding the final 08/09 budget.

7. (4.) GILLESPIE FIELD AVIATION RENTAL RENEGOTIATION RESOLUTION

Ms. Lardy gave a presentation regarding the rental renegotiation resolution between County Airports and GALA. She addressed background information; how rent is negotiated; specifics about the agreement made by GALA and County Airports; changes that will be made to County Policies & Procedures; Real Property's interpretation of FAA's compliance manual regarding self sufficiency, compensatory results and FAA's May 17, 2004 Compliance Advisory. She stated that Real Property will bring the finalized lease amendments to the January GFDC meeting as separate motion items per the Council's request.

Ms. Lardy asked Wayne Breise, GALA, to speak about their side of the agreement and how they came to it. Mr. Breise gave specific information regarding additional rental fees that are being written out of the finalized amendments per GALA's request as well as the benefits of the new agreement for Gillespie business owners.

The Council inquired about the drive towards fair market rate and specific lease language; Gillespie Field's self sufficiency and aeronautical revenue versus non-aeronautical revenue; and their concern about County staff's interpretation of FAA correspondence. There was a discussion about the possibility of a workshop to discuss the agreement between GALA and County Airports. Four of the five council members voted against the workshop stating that they would wait to hear the rental amendments at the meeting in January. There was further discussion regarding the agreement between GALA and County Airports.

Bob Simon, CAF; Kent Cassidy, CAF and GPA; and Leslie Day, GPA spoke about their concerns with the agreement between GALA and County Airports and their feelings that the new rate structure will push pilots and hangar renters off Gillespie Field. Mr. Breise spoke about GALA's objectives of the agreement

which is to support public aviation and support a rent structure that will allow further business.

8. (5.) PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

None.

9. REAL PROPERTY UPDATE

Ms. Lardy briefed on the updated Cajon Air Center schedule. Due to the length of the meeting, the Council agreed to postpone the Forrester Creek Industrial Park update until the January GFDC meeting.

10. NEW LEASE FOR EXISTING NON-AVIATION TENANT NEW CINGULAR WIRELESS PCS, LLC

Mr. Turosak gave background information regarding a request from New Cingular Wireless for additional lease term years.

MOTION – *"It is recommended that the Board of Supervisors approve a new ten-year lease with New Cingular Wireless PCS, LLC, as recommended by staff."*

Ms. Trombi made a motion to approve. Mr. Parker seconded the motion which passed unanimously.

11. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

Ms. Trombi requested a discussion regarding self-sustainability and industrial park revenue.

12. OLD BUSINESS

Mr. Bardack requested a discussion during the meeting in February on the topic of a possible change of policy regarding how motion items, specifically MOU's, are handled.

13. NEW BUSINESS

There was no new business.

Ms. Trombi adjourned the meeting at 9:32 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, January 19, 2010 in City Council Chambers, 200 Civic Center Way, El Cajon.

By



Sarah Solis, Office Support Specialist

